

When recorded return to:

Thomas Mundt
15062 Beaver Lake Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93370



200712030211
Skagit County Auditor

12/3/2007 Page

1 of

3 3:57PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B93370E1

THE GRANTOR Broman/Pickett Partnership, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Mundt, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 1-3, Ptn. Lot 4, Block 2, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON"

Tax Parcel Number(s): P54298, P3758-002-004-0000

Lots 1 through 4, inclusive, Block 2, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

EXCEPT the South 6.68 feet of Lot 4 thereof.

SUBJECT TO covenants, conditions, restrictions and easements as set forth in Schedule B-1 attached hereto and made a part hereof comprising one page.

Dated 11/30/2007

Broman/Pickett Partnership

Steve Broman
By: Steve Broman, General Partner

John Pickett
By: John Pickett, General Partner

Additional signatory only, spouse of Steve Broman, to convey any potential community property interest.

Kathleen L. Broman
Kathleen L. Broman

5501
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
\$250.00

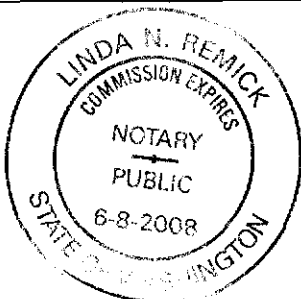
DEC 3 2007

STATE OF WA }
COUNTY OF Skagit } SS:

Amount Paid \$ 7125.00
Skagit County Treasurer
By: Lr

I certify that I know or have satisfactory evidence that Steve Broman
And John Pickett is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
General Partners of Broman/Pickett Partnership
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-3-07

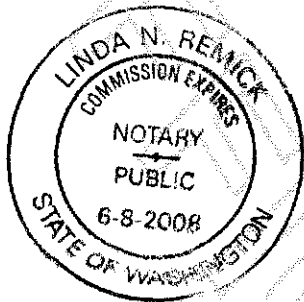


Linda N. Remick
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kathleen L. Broman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-3-07



Linda N Remick
Notary Public in and for the State of Washington
Residing at Hamwood
My appointment expires: 6-8-08



200712030211
Skagit County Auditor

Schedule "B-1"

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: City of Mount Vernon
Recorded: October 24, 1995
Auditor's No.: 9510240040
Regarding: Ordinance 2697

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



200712030211

Skagit County Auditor